



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT
BUILDING REGULATIONS
CODE ENFORCEMENT DIVISION
COMMUNITY IMPROVEMENT PROGRAM
ZONING BOARD OF ADJUSTMENT

Jeffrey D. Belanger, AICP
Interim Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, P.E., Esq.
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD BUSINESS MEETING AGENDA Thursday, July 21, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces Planning Board members and Planning staff.

II. BUSINESS MEETING:

1. CU2022-009

Property located at 25 Lowell Street (Tax Map 9, Lot 7), a conditional use permit application to construct a multi-family apartment building with residential units on all floors including the ground floor in the Central Business Zoning District (CBD). *Keach-Nordstrom Associates, Inc. for Wellington Trade Center, LLC.*

SP2022-006

Property located at 25 Lowell Street (Tax Map 9, Lot 7), a change of use site plan application to convert a five-story office building into a 55,000 SF building with 48 multi-family residential units and two ground floor commercial units, with associated site improvements in the Central Business Zoning District (CBD). *Keach-Nordstrom Associates, Inc. for Wellington Trade Center, LLC.*

[Staff Recommendation]

2. PDSP2021-003 Amendment

Property located at 1824 Front Street (Tax Map 766, Lot 12), a site plan and planned development application to amend a previously approved planned development/site plan (PDSP2021-003) by proposing to construct an eight-foot high retaining wall in the front yard of the development, adding two under-sized loading spaces, and changing site grading per request from NHDOT, for a townhouse development by the name of Saddle Rock Way in the R-SM Zoning District. *Northpoint Engineering, LLC for Stone Brook, LLC.*

[Staff Recommendation]

3. CU2022-021

Property located at 655 Coolidge Avenue (Tax Map 838, Lot 3), a conditional use permit application for a proposed Accessory Dwelling Unit (ADU) in the basement of an existing single-family home in the R-1B Zoning District. *John Perez.*

[Staff Recommendation]

4. S2022-004

Property located at 39 Tougas Avenue (Tax Map 819, Lots 14 & 15), a subdivision application to create one new buildable lot of record of 9,180 SF, in the R1-B Zoning District. *Joseph M. Wichert, LLS for The Deborah J. Gray Revocable Trust and 45 Tougas LLC.*

[Staff Recommendation]

5. CU2022-018

Property located at 351 Chestnut Street (Tax Map 73, Lot 1), a conditional use permit application to construct multi-family residential units within the first floor, in the Central Business District (CBD). *Fuss & O'Neill for 351 Chestnut Street, LLC.*

SP2022-011

Property located at 351 Chestnut Street (Tax Map, 73 Lot 1), a site plan application to construct 98 multi-family apartment units totaling five stories, with an underground garage, in the Central Business District (CBD). *Fuss & O'Neill for 351 Chestnut Street, LLC.* **[Staff Recommendation]**

6. CU2022-019

Property located at the southeast corner of the intersection of Chestnut and Merrimack Streets (Tax Map 73, Lots 30-A and 31), a conditional use permit application to construct multi-family residential units within the first floor, in the Central Business District (CBD). *Fuss & O'Neill for 351 Chestnut Street, LLC.*

SP2022-012

Property located at the southeast corner of the intersection of Chestnut and Merrimack Streets (Tax Map 73, Lots 30-A and 31), a site plan application to construct 44 multi-family apartment units, totaling four stories, in the Central Business District (CBD). *Fuss & O'Neill for 351 Chestnut Street, LLC.* **[Staff Recommendation]**

7. Review of new applications to determine whether they propose developments of regional impact and/or require comment by the Manchester Conservation Commission.

III. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of April 21 and May 19, 2022.
2. Any other business items from the Planning Staff or Board Members.